

**FY 2008/09**  
**CalPERS Headquarters Building Account**  
**Budget/Income/Expenditure Summary**  
**Operating and Non-Operating Expenditures**  
**Through First Quarter**

	Budget	Expenditures	% of Budget Expended	Encumbrance Balance	Encumbrance & Expenditures	% of Budget Encumbrance & Expended
<b>OPERATING EXPENSES:</b>						
Utilities	\$ 2,455,019	\$ 798,393	32.5%	\$ -	\$ 798,393	32.5%
Taxes	45,024	-	0.0%	-	-	0.0%
Waste Removal	26,718	6,268	23.5%	-	6,268	23.5%
Engineering	2,563,487	548,542	21.4%	-	548,542	21.4%
Electrical	273,000	52,796	19.3%	-	52,796	19.3%
HVAC	226,506	24,070	10.6%	-	24,070	10.6%
Plumbing	41,010	9,448	23.0%	-	9,448	23.0%
Elevator/Escalator	179,020	45,502	25.4%	-	45,502	25.4%
Janitorial	2,307,070	557,057	24.1%	-	557,057	24.1%
Landscaping	742,712	119,169	16.0%	-	119,169	16.0%
Garage/Parking	224,999	50,125	22.3%	-	50,125	22.3%
General Maintenance	423,369	61,109	14.4%	-	61,109	14.4%
Security	2,057,306	483,338	23.5%	-	483,338	23.5%
Fire and Life Safety	88,147	5,033	5.7%	-	5,033	5.7%
Green Building Programs	378,240	4,291	1.1%	-	4,291	1.1%
Management Fees	231,600	57,900	25.0%	-	57,900	25.0%
Administration	916,678	222,709	24.3%	-	222,709	24.3%
Cafeteria/Catering	517,621	71,635	13.8%	-	71,635	13.8%
Child Care Center	3,600	55	1.5%	-	55	1.5%
Total LPBA Operating Expenditures	13,701,126	3,117,438	22.8%	-	3,117,438	22.8%
<b>NON-LPBA OPERATING EXPENSES</b>						
Non-Building Expenses	530,374	94,496	17.8%	-	94,496	17.8%
Off-Site Expenses	303,406	66,439	21.9%	-	66,439	21.9%
Sun Center Expenses	389,520	113,662	29.2%	-	113,662	29.2%
Total Non-LPBA Operating Expenditures	1,223,300	274,598	22.4%	-	274,598	22.4%
Total Operating Expenditures	14,924,426	3,392,036	22.7%	-	3,392,036	22.7%
<b>NON-OPERATING EXPENSES:</b>						
<b>Owner Improvements:</b>						
Outside Services	513,900	55,105	10.7%	-	55,105	10.7%
Materials/Supplies	82,224	14,447	17.6%	-	14,447	17.6%
Install/Reconfigure	442,000	69,156	15.6%	-	69,156	15.6%
Wire Plant/Voice & Data	1,983,685	315,460	15.9%	-	315,460	15.9%
Misc. Owner Improvements	1,313,000	294,735	22.4%	-	294,735	22.4%
Total Owner Improvements	4,334,809	748,902	17.3%	-	748,902	17.3%
<b>Building Improvements:</b>						
Outside Services	1,583,134	11,016	0.7%	-	11,016	0.7%
Materials/Supplies	42,900	3,866	9.0%	-	3,866	9.0%
R St. Deferred Work	2,063,215	229,179	11.1%	-	229,179	11.1%
Misc. Tenant Improvements	2,446,027	12,113	0.5%	-	12,113	0.5%
Misc. Building Improvements	3,441,959	432,944	12.6%	-	432,944	12.6%
Total Building Improvements	9,577,235	689,117	7.2%	-	689,117	7.2%
<b>Other Expenditures:</b>						
Expand Building Capital	2,802,500	10,596	0.4%	3,227,749	3,238,344	115.6%
Telecommunication	3,151,130	835,673	26.5%	1,535,528	2,371,201	75.2%
Shuttle Service	51,000	-	0.0%	-	-	0.0%
Insurance	1,329,900	-	0.0%	-	-	0.0%
Fire and Life Safety	10,000	-	0.0%	-	-	0.0%
Total Other Expenses	7,344,530	846,269	11.5%	4,763,277	5,609,546	76.4%
Total Non-Operating Expenses	21,256,574	2,284,289	10.7%	4,763,277	7,047,565	33.2%
<b>TOTAL EXPENSES</b>	<b>\$ 36,181,000</b>	<b>\$ 5,676,324</b>	<b>15.7%</b>	<b>\$ 4,763,277</b>	<b>\$ 10,439,601</b>	<b>28.9%</b>